

**CITY OF ROUND ROCK, TEXAS
PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 14, 2010 AT 7:00 PM**

MEETING RECAP

3. **ACKNOWLEDGEMENT OF FORMER COMMISSIONER RAY THIBODAUX'S SERVICE**
4. **PRESENTATION AND DISCUSSION OF THE DOWNTOWN MASTER PLAN**
5. **CONSENT AGENDA ITEMS (*)**

6. **MEETING MINUTES**

6A.* February 24, 2010 work session meeting minutes - **Approved on consent**

6B.* March 10, 2010 regular meeting minutes - **Approved on consent**

7. **PLATS – NO PUBLIC HEARING REQUIRED**

7A. Final Plat of University Village North Section 2, app. no. 2010-005-FP
Approved

7B. Final Plat of Round Rock Gardens Subdivision, app. no. 2010-001-FP
Approved

8. **ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION**

8A. Public testimony and approval to replat the remaining portion of Lots 1 and 2, and all of Lot 3, Block A of the Replat of Farmers Insurance Tract Section Three and all of Lot 3A, Block A, of the Replat of Lot 4, K2 Subdivision (to be known as Frontera Crossing Phase 2), app. no. 2010-002-FP

Approved with two (2) conditions

8B. Public testimony and approval to replat Lots 5 and 6, Block A, Highland Hwy 79 Commercial Phase 2, app. no. 2010-003-FP

Approved with one (1) condition

8C. Public testimony and approval to replat Lot 1, Block A of 620 Medical Center and Lot 2A, Block A of the Amended Plat of Lots 2 and 3, Block A of 620 Medical Center (to be known as 620 Medical Plaza), app. no. 2010-004-FP

Approved

8D. Public testimony and a recommendation regarding Amendment No. 4 to PUD (Planned Unit Development) No. 65 to allow a third drive-through eating establishment to be located within this site, app. no. 2009-007-ZC

Recommended for approval

8E. Public testimony and a recommendation regarding the request to rezone 1.862 acres of land described as Westport Subdivision from LI (Light Industrial) District to C-1a (General Commercial-Limited) District (known as Westport Rezoning), app. no. 2010-004-ZC

Recommended for approval

8F. Public testimony and a recommendation regarding proposed amendments to the City of Round Rock Code of Ordinances (1995 Edition) Chapter 11 to allow platting of a parcel without requiring the removal of a non-conforming sign, app. no. 2010-002-AM

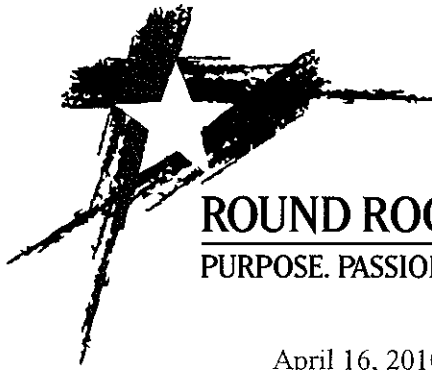
Recommended for approval

9. **PRESENTATION AND DISCUSSION**

9A. General Plan 2020 update

9B. Proposed subdivision ordinance amendments

Both presentations were tabled to the May 19th P&Z meeting



ROUND ROCK, TEXAS

PURPOSE. PASSION. PROSPERITY.

April 16, 2010

Karen Wunsch, AICP
Pate Engineers, Inc.
7801 N. Capital of TX Hwy, Ste 350
Austin, TX 78731

Re: University Village North Section 2, Application No. 2010-005-FP

Dear Ms. Wunsch:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the University Village North Section 2 was approved.

When you are ready to record the plat, please review Section Two – Recordation Procedures (pages 43-49) in the Subdivision Platting Development Packet, available online at the following website address: <http://www.roundrocktexas.gov/docs/packet-platting.pdf>. After all documents have been assembled, please call to schedule a recordation packet review meeting.

Please contact me at (512) 218-5429 should you have any questions.

Sincerely,

Ashley Lumpkin, Planner
Planning and Community Development
City of Round Rock, Texas

Mayor
Alan McGraw

Mayor Pro-Tem
Joe Clifford

Councilmembers
Rufus Honeycutt
George White
Carlos T. Salinas
John Moman
Kris Whitfield

City Manager
James R. Nuse, P.E.

City Attorney
Stephan L. Sheets

cc: Jim Stendebach, AICP, Planning Director
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ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

April 16, 2010

Kenneth Boyer, P.E.
Boyer and Associates
1717 N. IH-35, Suite 308
Round Rock, Texas 78664

Re: Round Rock Gardens, Application No. 2010-007-FP

Dear Mr. Boyer:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the Round Rock Gardens was approved.

When the above condition(s) has (have) been satisfied and you are ready to record the plat, please review Section Two – Recordation Procedures (pages 43-49) in the Subdivision Platting Development Packet, available online at the following website address: <http://www.roundrocktexas.gov/docs/packet-platting.pdf>. After all documents have been assembled, please call to schedule a recordation packet review meeting.

Please contact me at (512) 218-5429 should you have any questions.

Sincerely,

Ashley Lumpkin, Planner
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ROUND ROCK, TEXAS

PURPOSE. PASSION. PROSPERITY.

April 16, 2010

Bryant Bell,
Bury + Partners, Inc.
221 West 6th Street, Suite 600
Austin, Tx 78701

Re: Frontera Crossing Phase 2 - Replat, Application No. 2010-002-FP

Dear Mr. Bell:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the Frontera Crossing Phase 2 - Replat was approved with the following condition:

1. Prior to recordation, amend the alignment of the callout arrows abutting the southern lot line of lot 3.
2. Amend Note #7 to state access to Louis Henna Blvd. instead of US45 as there is no direct access to US45.

When the above conditions have been satisfied and you are ready to record the plat, please review Section Two – Recordation Procedures (pages 43-49) in the Subdivision Platting Development Packet, available online at the following website address: <http://www.roundrocktexas.gov/docs/packet-platting.pdf>. After all documents have been assembled, please call to schedule a recordation packet review meeting.

Please contact me at (512) 218-5429 should you have any questions.

Sincerely,

Ashley Lumpkin, Planner
Planning and Community Development
City of Round Rock, Texas

cc: Jim Stendebach, AICP, Planning Director
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ROUND ROCK, TEXAS

PURPOSE. PASSION. PROSPERITY.

April 16, 2010

HD Roye, PE
HD Engineering
6302 Hall Street
Austin, TX 78757

Re: Highland Hwy 79 Commercial Phase 2 - A replat of Lots 5 and 6, Block A,
Application No. 2010-003-FP

Dear Mr. Roye:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the Highland Hwy 79 Commercial Phase 2 - A replat of Lots 5 and 6, Block A was approved with the following condition:

1. Prior to plat recordation, replat "shall be" with "is hereby" in note number 4.

As the above condition has been satisfied, when you are ready to record the plat, please review Section Two – Recordation Procedures (pages 43-49) in the Subdivision Platting Development Packet, available online at the following website address: <http://www.roundrocktexas.gov/docs/packet-platting.pdf>. After all documents have been assembled, please call to schedule a recordation packet review meeting.

Please contact me at (512) 218-5429 should you have any questions.

Sincerely,

Ashley Lumpkin, Planner
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ROUND ROCK, TEXAS

PURPOSE. PASSION. PROSPERITY.

April 16, 2010

Jana Rice,
Cunningham-Allen, Inc.
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819

Re: 620 Medical Plaza: A replat of Lot 1, Block A, 620 Medical Center and Lot 2A,
Block A, of the Amended Plat of Lots 2 and 3, Block A of 620 Medical Center,
Application No. 2010-004-FP

Dear Ms. Rice:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the 620 Medical Plaza: A Replat of Lot 1, Block A, 620 Medical Center and Lot 2A, Block A, of the Amended Plat of Lots 2 and 3, Block A of 620 Medical Center was approved.

When you are ready to record the plat, please review Section Two – Recordation Procedures (pages 43-49) in the Subdivision Platting Development Packet, available online at the following website address: <http://www.roundrocktexas.gov/docs/packet-platting.pdf>. After all documents have been assembled, please call to schedule a recordation packet review meeting.

Please contact me at (512) 218-5429 should you have any questions.

Sincerely,

Ashley Lumpkin, Planner
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City of Round Rock, Texas

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ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

April 16, 2010

Jason Thumlert,
221 West 6th Street # 1300
Austin, Tx 78701

Re: PUD 65 - Amendment No. 4 (Endeavor/University Oaks), Application No. 2009-007-ZC

Dear Mr. Thumlert:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the PUD 65 - Amendment No. 4 (Endeavor/University Oaks) was recommended for Council approved.

Action by the City Council is required before the zoning amendment is complete. Currently, your request is for May 13, 2010 City Council public hearing and action.

Please contact me at (512) 341-3174 should you have any questions.

Sincerely,

Clyde von Rosenberg, Senior Planner
Planning and Community Development
City of Round Rock, Texas

Mayor
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April 16, 2010

Kenneth Boyer, P.E.
Boyer and Associates
1717 N. IH-35, Suite 308
Round Rock, Texas 78664

Re: Westport Rezoning, Application No. 2010-004-ZC

Dear Mr. Boyer:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the Westport Rezoning was recommended for Council approval.

Action by the City Council is required before the zoning amendment is complete. Currently, your request is for April 22, 2010 City Council public hearing and action.

Please contact me at (512) 341-3174 should you have any questions.

Sincerely,

Clyde von Rosenberg, Senior Planner
Planning and Community Development
City of Round Rock, Texas

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ROUND ROCK, TEXAS
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April 16, 2010

Javier Barajas, PE
S.D. Kallman, L.P.
1106 S. Mays, Suite 100
Round Rock, TX 78664

Re: Stoney Point Church Subdivision at A.W. Grimes - Preliminary Plat, Application
No. 2009-016-PP

Dear Mr. Barajas:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the Stoney Point Church Subdivision at A.W. Grimes - Preliminary Plat was tabled.

Our next submittal date for plat applications is Tuesday, April 20, 2010 for a P&Z review date of May 19, 2010. All applications must be received by 4 p.m. on April 20th. Please contact me at (512) 218-5429 should you have any questions.

Sincerely,

Ashley Lumpkin, Planner
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City of Round Rock, Texas

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ROUND ROCK, TEXAS

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April 16, 2010

Javier Barajas, PE
S.D. Kallman, L.P.
1106 S. Mays, Suite 100
Round Rock, TX 78664

Re: Stoney Point Church Subdivision at A.W. Grimes - Final Plat, Application No. 2009-034-FP

Dear Mr. Barajas:

The purpose of this letter is to confirm the action taken by the City of Round Rock Planning and Zoning Commission on Wednesday, April 14, 2010. Specifically, the Stoney Point Church Subdivision at A.W. Grimes - Final Plat was tabled.

Our next submittal date for plat applications is Tuesday, April 20, 2010 for a P&Z review date of May 19, 2010. All applications must be received by 4 p.m. on April 20th. Please contact me at (512) 218-5429 should you have any questions.

Sincerely,

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